



SECTION 2. EXISTING CONDITIONS

The physical site conditions on and around the Riverwalk Vista Specific Plan area are described in this section.

2.1 EXISTING LAND USE

Planning Area 1 of the Riverwalk Vista Specific Plan is currently improved with a rail facility operated by Riverside County Transportation Commission which provides direct Metrolink rail service to Orange County and service to Los Angeles County via connections in the cities of Fullerton and Riverside.

Planning Area 2 is currently vacant. The Arizona Channel, a concrete lined Riverside County Flood Control Channel, transects the southerly portion of Planning Area 2 extending in an easterly to southeasterly direction across the Project Site. A 30 inch Southern California Gas transmission line traverses the southerly portion of Planning Area 2 in a southeasterly direction.

2.2 SURROUNDING LAND USES

Land uses adjacent Riverwalk Vista include:

North:	91 Freeway and freeway oriented retail uses
Northwest:	Retail commercial center
West:	Single family residential, vacant land, approved commercial uses
South:	Riverside Flood Control Channel, Arizona Intermediate School, and existing residential
East:	Existing residential

The City of Riverside has designated a 7.5 acre site located at the northwest corner of Cross Street and Victoria Avenue as the future site for the Victoria/Cross Park.

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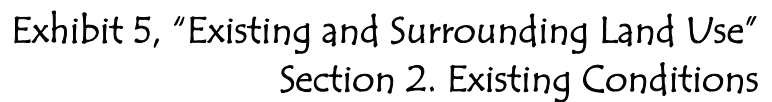


When improved, this park will provide recreational facilities within walking distance to Riverwalk Vista.

Existing site conditions and surrounding land uses adjacent to Riverwalk Vista are illustrated on Exhibit 5, "Existing and Surrounding Land Uses".

2.3 TOPOGRAPHY

The Project Site is located on undeveloped rolling terrain. Existing topographic conditions are illustrated on Exhibit 6, "Existing Site Topography".



RIVERWALK VISTA
Griffin Industries
Specific Plan

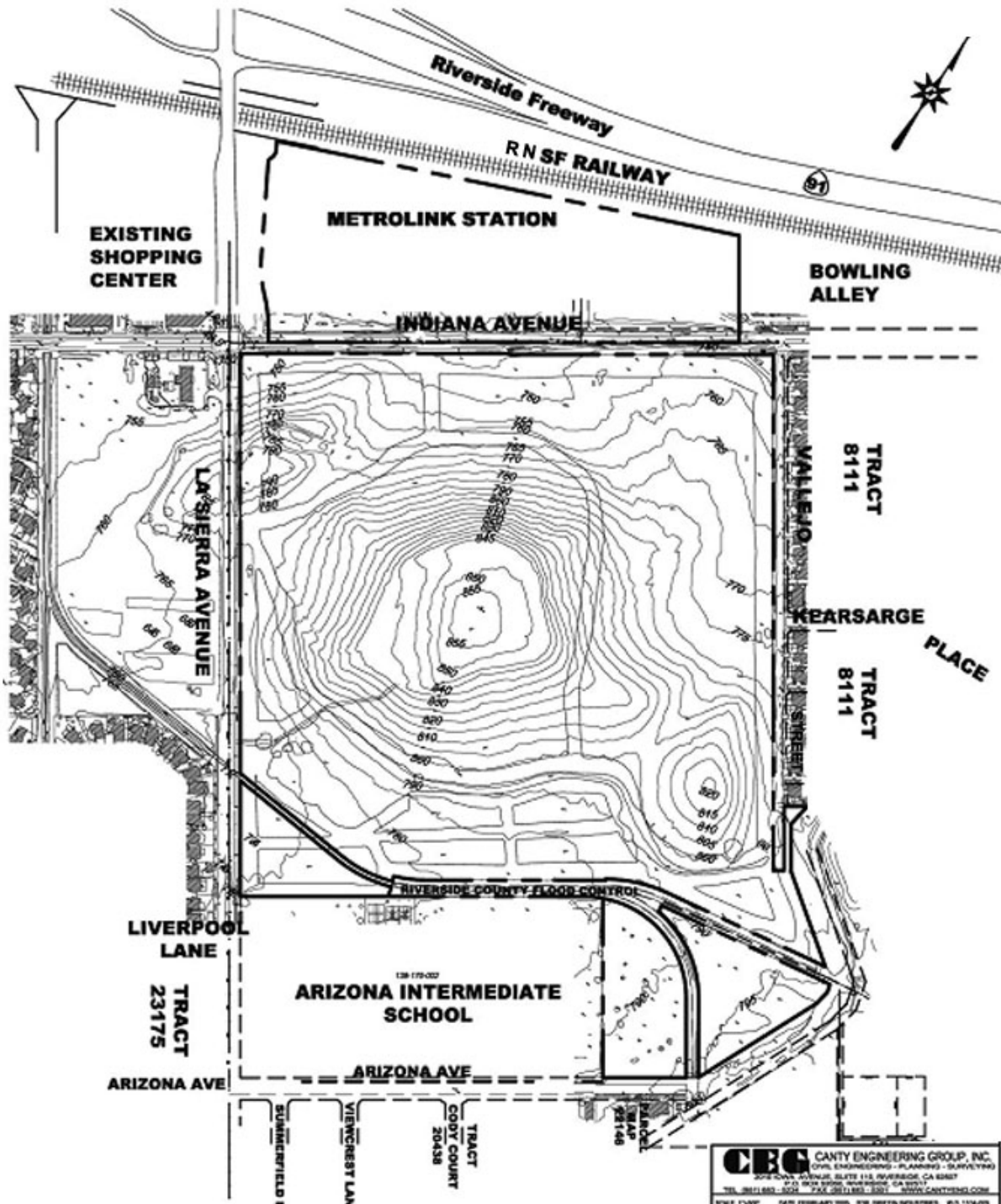


Exhibit 6, "Existing Topography"
Section 2. Existing Conditions



2.4 GENERAL PLAN LAND USE AND ZONING

The City of Riverside General Plan Land Use Map designates the Specific Plan Area as “La Sierra Specific Plan” permitting development of a variety of retail, service commercial, office, institutional, and senior housing uses. The adoption of the Riverwalk Vista Specific Plan will constitute a General Plan Amendment changing the land use designations within Planning Area 2 of the Specific Plan to Residential Single Family and changing the General Plan Land Use Map designation for the entire Specific Plan Area to “Riverwalk Vista Specific Plan”. The Riverwalk Vista Specific Plan will serve to implement the General Plan land use designations for each planning area within the Specific Plan.

The City of Riverside Zoning Map designates the Specific Plan area as C-2 within Planning Area 1 and R-1-65 within Planning Area 2. These zoning district classifications will be maintained for the Specific Plan area as the base underlying zoning. Concurrently with the adoption by the City of Riverside of the Riverwalk Vista Specific Plan, a zone change will be approved for the Riverwalk Vista Specific Plan Area to apply the “Specific Plan Overlay (SP)” zoning district to Riverwalk Vista to implement the Riverwalk Vista Specific Plan. The Riverwalk Vista Specific Plan will take precedence over the underlying base zone except where the Specific Plan is silent. In that case, the standards for the underlying base zoning applies.

2.5 EXISTING ACCESS AND CIRCULATION

Regional access to Riverwalk Vista is provided from the Riverside Freeway located immediately north of the Project Site. Local access to the Project Site is provided from arterial and local streets adjacent to Riverwalk Vista. Indiana Avenue bisects the Project Site to the north and is currently improved with two travel lanes between La Sierra Avenue and Vallejo Street. Vallejo Street abuts the Project Site on the east and is currently improved with 20 feet of paved area and a 13 foot wide parkway on the east side of the street between Indiana Avenue and its southerly terminus. Arizona Avenue abuts a portion of the Project Site on the south and is currently an improved 53 foot wide local street between La Sierra Avenue and the point where a secondary entry to Riverwalk Vista is planned. La Sierra Avenue abuts the Project Site on the west and is improved with two travel lanes between the Riverside Freeway and Arizona Avenue.

2.6 EXISTING INFRASTRUCTURE AND UTILITIES

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Existing infrastructure and utilities within and surrounding Riverwalk Vista are described below.

2.6.1 Water

A 12 inch water main loop system exists in Indiana Avenue, Vallejo Street, Arizona Avenue, and La Sierra Avenue. Water to this loop system is provided by reservoirs serving the City of Riverside's 925 foot pressure zone which is capable of providing water service up to an elevation of 820 feet within the Project Site. South of the Project Site are water systems fed by reservoirs serving the City's 1,100 foot pressure zone at the intersection of La Sierra Avenue and Middleborough Road. This pressure zone can provide service to an elevation of 1,000 feet and is capable of serving areas within the project site above 820 feet in elevation.

2.6.2 Sewer

Existing sewer mains adjacent to Riverwalk Vista include an 8 inch main in Vallejo Street; an existing 10 inch sewer main located behind the existing shopping center at the northwest corner of La Sierra Avenue and Indiana Avenue; a 15 inch main located in Arizona Avenue; and an 8 inch main extending along La Sierra Avenue between Arizona Avenue and the approximate location of a primary entry to the Project Site on La Sierra Avenue.

2.6.3 Storm Drainage

Both the City of Riverside and the Riverside County Flood Control District (RCFCD) have existing flood control facilities located in and around the Project Site. Existing topography generally drains into two tributary areas.

The majority of drainage runoff in the northerly tributary flows to a low point/sump located in Indiana Avenue and is conveyed to the RCFCD Arlington Channel. Existing northerly drainage infrastructure includes approximately 1,650 linear feet of trapezoidal channel in Vallejo Street, approximately 900 linear feet of trapezoidal channel in Indiana Avenue, a double 30 inch storm drain system within Planning Area 1, and the Arlington Channel. The other tributary drains in a southerly direction to existing RCFCD drainage facilities. The majority of drainage runoff in the southerly tributary flows to the existing RCFCD Arizona Channel.

2.6.4 Utilities

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2.6.4(a) Electricity

Electricity is provided to the Project Site by the City of Riverside Public Utilities Department. Existing electrical service is in place on all four side of the Project Site. The development of the Project Site will increase electrical power requirements, and the City will develop the required distribution system.

2.6.4(b) Natural Gas

The Southern California Gas Company (SCG) provides natural gas service to the Project Site. Existing gas service is in place on all four side of the Project Site.

2.6.4(c) Communication Systems

Telephone service is provided by SBC. Existing telephone service is in place on all four side of the Project Site.